



RICS

the mark of
property
professionalism
worldwide

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

36 Bromwich Lane
Pedmore

The
LEE, SHAW
Partnership

VALUE. SELL. LET.

36 Bromwich Lane, Pedmore, Stourbridge, DY9 0QZ

A premium location in Bromwich Lane, with stunning views over open countryside, this spacious 5-bedroom detached family home offers the perfect blend of comfort and functionality, featuring a detached double garage and gated driveway parking.

This property offers ideal family living, comprising a central hall, lounge with a separate dining room, a dining kitchen, and a study on the ground floor. The first floor includes four double bedrooms, with the master featuring an en suite, and a family bathroom. On the second floor, there's the potential for a guest suite or master bedroom suite, complete with a large bedroom, its own bathroom including a statement freestanding bath, a walk-in dressing room, all accessible from a central second floor landing.

The rear garden boasts a purpose built Oak Framed Gazebo with a fibreglass style roof for durability, along with built-in sound systems, creating a covered seating area that's perfect for year round entertaining.

Conveniently located between Pedmore and Hagley, the property is close to train stations at Stourbridge Junction and Hagley, as well as highly regarded local schools.

The home is approached by a recessed porch leading to an impressive reception hall with a Minton style tiled floor, a staircase to the first floor, a cloaks cupboard, and a guest cloakroom with a low level WC and wash basin.



The lounge features an inglenook style fireplace, and French doors open to the garden, offering direct access to the Oak Framed covered Gazebo ideal for both summer shade and weather protection. For more formal dining, there is a separate dining room with a bay window, along with a third reception room, which could serve as a study or another versatile space. The study is beautifully fitted with oak finish desks, units, and cupboards. The dining kitchen is equipped with shaker style units, granite work surfaces, a hand painted finish, range cooker, integrated fridge freezer and dishwasher, a Belfast sink, and fixed seating that maximizes available space. A separate utility room complements the kitchen with a similar design.

The home boasts particularly high ceilings, adding to the sense of space and quality throughout.

On the first floor landing, there is a sitting area with a window offering views over the front countryside. A further staircase leads to the second floor.

There are four double bedrooms on this level, one of which has an en suite and could be used as the master bedroom, particularly suited for those with young children wishing to remain on the same level. Alternatively, it could serve as a guest bedroom, with the second floor used as the master suite.





The
LEE, SHAW
Partnership

VALUE. SELL. LET.



We don't sell houses
we sell **homes.**





RICS

the mark of
property
professionalism
worldwide

The house bathroom on this floor features a bath, shower, wash basin, and WC, with a Minton-tiled floor, in keeping with the ensuite style.

On the second floor, the guest bedroom or master suite is served by its own large bathroom, with a freestanding bath, shower, wash basin, and WC. There is also a walk-in dressing room and lovely views to the front.

The gated entrance provides security, ample driveway parking, and access to the enclosed rear garden. This property differs from others in the area by offering a detached double garage, rather than an integral one.

Council Tax: G

Tenure: Freehold

EPC Rating: C

The
LEE, SHAW
Partnership

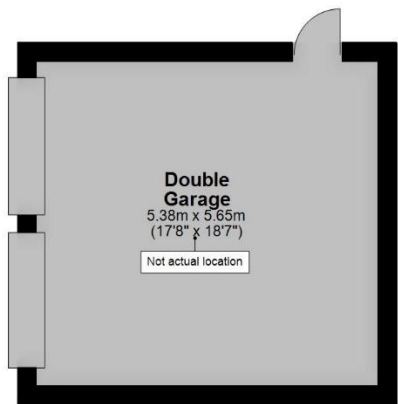
VALUE. SELL. LET.



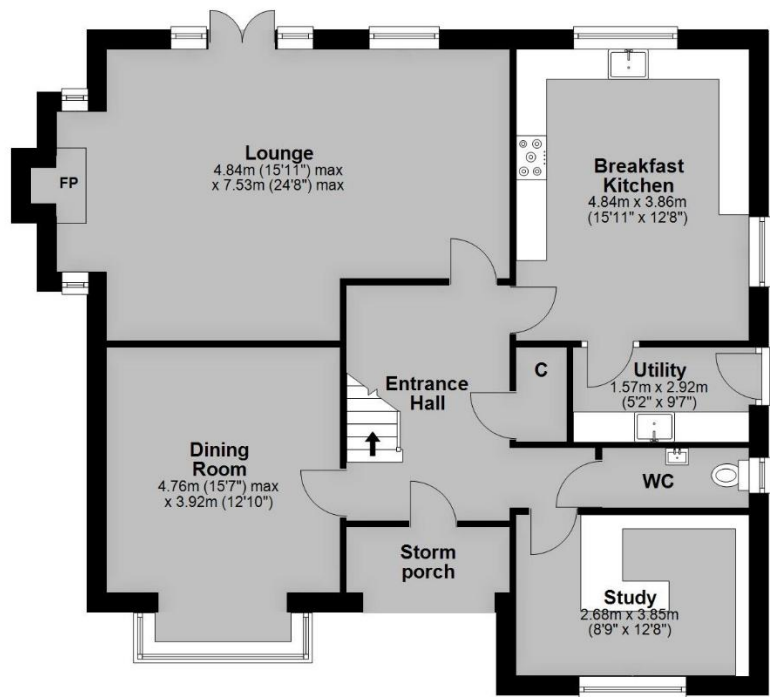




FLOOR PLANS



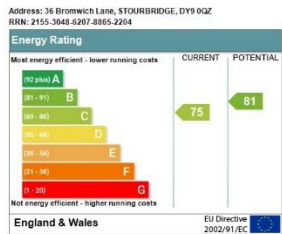
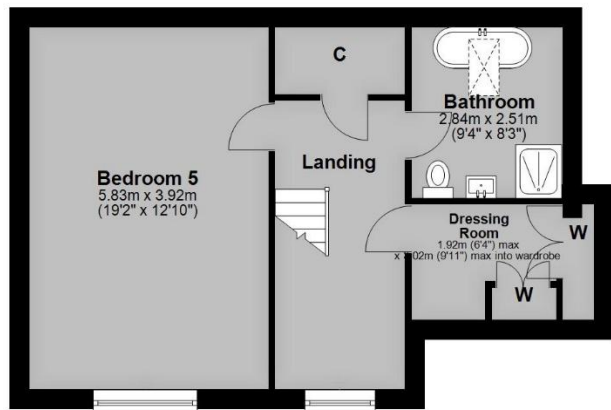
Ground Floor
Approx. 147.0 sq. metres (1582.2 sq. feet)



First Floor
Approx. 102.7 sq. metres (1105.9 sq. feet)



Second Floor
Approx. 50.2 sq. metres (540.5 sq. feet)



Total area: approx. 299.9 sq. metres (3228.6 sq. feet)





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

www.leeshaw.com





The
LEE, SHAW
Partnership

VALUE. SELL. LET.

SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

Kempson House, 101 Worcester Road
West Hagley, Worcestershire DY9 ONG

Sales: (01562) 888111
hagley@leeshaw.com www.leeshaw.com

We don't sell houses
we sell **homes.**